

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



20 Dover Street
Southwell, NG25 0EZ

Guide Price £350,000



20 Dover Street

Southwell, NG25 0EZ

Simply stunning terraced home situated in this convenient location and offered with No Upward Chain, the spacious accommodation which needs to be seen to be believed, extends to over 1600 sqft. Accommodation comprises entrance hall with quarry tiled floor, 21ft lounge, dining room/bedroom 4, ground floor shower room, 26ft open plan kitchen/diner, first floor, three double bedrooms and bathroom, ladder to boarded loft space which offers further potential subject to planning permission having velux windows to rear. Outside, double width garden which has been landscaped and offers well stocked mature flower/shrub beds and borders, mature trees, summerhouse, shed and workshop.

Arrange a viewing today you will not be disappointed with this delightful home.

Hardwood door to;

Entrance Hall

21'4 x 5'1 (6.50m x 1.55m)

Tiled quarry floor, half panelled walls, radiator, stairs off to first floor

Lounge

21'4 x 12'0 (6.50m x 3.66m)

Cast iron fireplace with tiled hearth, radiator, double glazed window to the front and French doors to the rear garden

Sitting Room/Bedroom Four

13'0 x 11'9 (3.96m x 3.58m)

Radiator, double glazed window to the front

Utility Room

7'11 x 5'4 (2.41m x 1.63m)

Tiled floor, plumbing for washing machine, space for tumble dryer, shelving, door to shower room, double glazed window to the rear

Shower Room

7'11 x 5'0 (2.41m x 1.52m)

Shower cubicle, low flush wc, wash hand basin with vanity storage, tiled floor, heated towel rail, Ideal central heating boiler, double glazed window to the rear

Kitchen/Dining Room

26'0 x 12'5 (7.92m x 3.78m)

Extended in 2006, delightful light and airy room with vaulted ceiling. Fitted with ample soft closing wall and floor units with wood effect worktops, inset Caple sink, three larger cupboards including two pantry cupboards, space for fridge freezer, four drawers with cutlery drawer, space for dishwasher, inbuilt bin and corner carousel unit with AEG induction hob with extractor over, AEG electric oven with combi oven over, double glazed door to the side and two double glazed sash windows to the side, dining area having Bifold doors to the rear, radiator and electric rear blind





First Floor Landing

Loft access, double glazed windows to the front and rear

Bedroom One

12'11 x 11'0 (3.94m x 3.35m)

Radiator, double glazed sash window to the front

Bedroom Two

12'0 x 11'10 (3.66m x 3.61m)

Radiator, double glazed sash window to the front

Bedroom Three

11'11 x 8'10 (3.63m x 2.69m)

Double wardrobe, radiator, double glazed sash window to the rear

Bathroom

11'0 x 7'11 (3.35m x 2.41m)

Five piece suite comprising bath, shower cubicle, low flush wc, pedestal wash hand basin, bidet, tiled walls and floor, heated towel rail, double glazed sash window to the rear

Loft Space

26'10 x 10'2 (8.18m x 3.10m)

Light and power, two Velux windows to the rear, offering further potential subject to the necessary planning permission

Outside

The delightful landscaped double width rear garden is fully enclosed with a new fence perimeter, fully stocked borders, summer house, gravel area for ease of maintenance, flagstone patio area, shared passage to bin storage, timber shed with further workshop/shed and established flower/shrubs and trees.

Local Authority

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY
Council Tax Band C

Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure

Freehold with vacant possession.

Viewing Information

By appointment with the office, call 01636 813971.



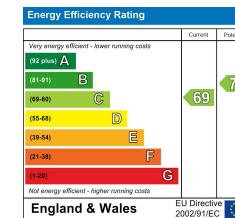
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk
26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk

